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PREVIOUS PROJECTS -



My private paradise.....身臨其境，盡享人生



Another Project by Taman Jadi Group

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design consultant - **moonWORK**
www.moonwork.info

FREEHOLD | 永久地契
5% discount for Bumiputera | 5%折扣予土著
JADI Taman Jadi Group

身臨其境 盡享人生



welcome to **BM HIGHLAND** My Private Paradise..... Gated & Guarded Courtyard Villas @ Bukit Mertajam

Welcome To My Private Paradise

雍容舒適 獨特非凡



The Signature Grand Entrance 宏偉壯觀入口處

長青樹庭苑規劃

The urban planning should be
EVERgreen, just as life.....

LEGEND

- 2 STOREY BUNGALOW 15 units
- 2 STOREY SEMI-DETACHED 46 units
- 3 STOREY TERRACED HOUSE 45 units
- 2 STOREY TERRACED HOUSE 43 units

TOTAL 149 units

HIGHLIGHTS

- A ENTRANCE
- B BBQ AREA
- C GUARD HOUSE
- D CLUB HOUSE & MANAGEMENT OFFICE
- E SWIMMING POOL
- F INTERLOCKING PRIVATE ROAD
- G JOGGING PARK
- H OUTDOOR GYM
- I LANDSCAPE GARDEN & PLAYGROUND

Welcome to **BM Highland**, an exclusive lush 16 acre freehold neighbourhood offering 15 bungalows, 46 semi-detached, 45 3-storey terraced house & 43 2-storey terraced house.

Your evergreen living concept is embedded in the every design of **BM Highland**, here you are entitled:-

- A private clubhouse & private recreational park, which is NOT opened to public.
- 90% of the houses are intelligently designed facing north & south, thus avoiding the flaming late-noon sun.
- The homes-to-greenery ratio is generously dedicated to more than 10:1 of the basic requirement.
- Fully underground TNB and Telekom cabling. Safe, no wiring mess, no poles, and nothing between your eyes and the bright blue sky!
- The sustainability of this neighbourhood is a guarantee as an established property management firm will be managing this neighbourhood.



多重保安

Sophisticated SECURITY to ensure your privacy...



It's such a luxury to have the peace of mind knowing your family is always protected. That's why **BM Highland** offers a multi layered security structure.

The private neighbourhood forms its perimeter by the 7' high concrete fencing, making the main entrance its only access point.

Then comes the 24-hour security patrols to ensure nothing by pass the perimeter.

Finally the widespread CCTV auto monitoring system will further prevent even a slight possibility of unwanted intrusion going unnoticed.

All these forms an uncompromised privacy, specially dedicated to you and family...





Your's own Recreation Park 休閒人生



Facilities provided -

- A swimming pool and wading pool ■
- Children playground ■
- Jogging park ■
- Outdoor gym ■
- Barbeque area ■
- Garden ■
- Intercom system ■

Club house inclusive of -

- Function hall □
- Children's reading room □
- Table tennis □
- Management Office □





Spacious 優質
生活 Living



Gross Built-up Area - 3,434 sq ft Land Area - 4,414 - 6,911 sq ft



2 STOREY BUNGALOW 雙層式別墅

特點 FEATURES

- 寬闊的泊車位
Spacious car park area
- 5間臥房包括1間主臥房
5 bedrooms with 1 master bedroom
- 實用的乾與濕廚房
Practical dry + wet kitchen
- 主臥房設有空中花園
An extra large roof terrace attach to the master bedroom
- 舒適的偏廳
Comfortable family hall
- 4間浴室
4 bathrooms



Gross Built-up Area - 2,349 sq ft Land Area - 2,767 - 6,071 sq ft



2 STOREY **SEMI-DETACHED** 雙層式半獨立洋樓

特點 **FEATURES**

- 可停泊三輛車的寬闊車位
Spacious 3 cars park area
- 4間臥房包括1間主臥房
4 bedrooms with 1 master bedroom
- 實用的乾與濕廚房
Practical dry + wet kitchen
- 主臥房設有空中花園
An extra large roof terrace attach to the master bedroom
- 舒適的偏廳
Comfortable family hall
- 3間浴室
3 bathrooms



Gross Built-up Area - 2,791 sq ft Land Area - 1,443 sq ft and above



3 STOREY TERRACED HOUSE 三層式排屋

特點 FEATURES

- 特高設計天花板
Extra High Ceiling
- 寬闊的雙泊車位
Spacious twin car park area
- 5間臥房包括1間主臥房
5 bedrooms with 1 master bedroom
- 實用的乾與濕廚房
Practical dry + wet kitchen
- 主臥房設有空中花園
Roof terraces attach to the master bedrooms
- 備有自家辦公室概念空間
SOHO concept floor
- 舒適的偏廳
Comfortable family hall
- 5間浴室
5 bathrooms



Gross Built-up Area - 1,904 sq ft Land Area - 1,421 sq ft and above



2 STOREY TERRACED HOUSE 雙層式排屋

特點 FEATURES

- 特高設計天花板
Extra High Ceiling
- 寬闊的雙泊車位
Spacious twin car park area
- 4間臥房包括1間主臥房
4 bedrooms with 1 master bedroom
- 實用的乾與濕廚房
Practical dry + wet kitchen
- 主臥房設有空中花園
An extra large roof terrace attach to the master bedroom
- 舒適的偏廳
Comfortable family hall
- 3間浴室
3 bathrooms



SPECIFICATION 規格

STRUCTURE 架構	Reinforced Concrete Framework 鋼骨水泥架構
WALL 牆	Cement - Sand Brick & Fire Rated Brick 洋灰磚與防火磚
ROOFING 屋頂	Cement Roofing Tiles with Galvanized Iron 洋灰瓦與鐵馬架構
DOORS 門戶	Main Entrance - Decorative Timber Solid Door 裝飾木質門 Dining Room - Aluminum Frame Sliding Door* 鋁框滑動門 Bedrooms - Solid Timber Door & Aluminium Frame Sliding Door 木質門 Bathroom - PVC Door with Mild Steel Frame 塑膠門 Kitchen - Mild Steel Door with Aluminium Frame 鐵門
LOCKS 門鎖	Approved Quality Locksets 合格鎖套
WINDOWS 窗戶	Aluminum Frame & Casement Window 鋁框滑動窗
PAINTING 油漆	External Wall - Quality Weather Resistant Paint 戶外噴雨漆 Internal Wall - Quality Emulsion Paint 戶內膠漆
<small>*for bungalow, semi-detached & terraced house corner unit only 只限於別墅、半獨立洋樓和排屋角間 ** for 3 storey terraced house unit only 只限於三層式排屋</small>	

WALL FINISHES 牆壁修飾	Bathrooms - Full High Ceramic Tiles 浴室 全牆瓷磚 Kitchen - 5'0" High Ceramic Tiles 廚房 瓷磚高至五尺 Other Areas - Plaster & Quality Paint 抹灰及油漆
FLOOR FINISHES 地面修飾	Living Room - Quality Ceramic Tiles 客廳 優質瓷磚 Dining Room - Quality Ceramic Tiles 飯廳 優質瓷磚 Bedrooms - Quality Ceramic Tiles 臥室 優質瓷磚 Kitchen - Quality Ceramic Tiles 廚房 優質瓷磚 Staircase - Quality Ceramic Tiles 樓梯 優質瓷磚 Bathrooms - Quality Ceramic Tiles 浴室 優質瓷磚 Balcony - Quality Ceramic Tiles 露台 優質瓷磚 Car Park - Imprint 泊車位 水泥印花
CEILING FINISHES 天花板	Ground Floor - Skim Coat 底樓 鬆灰泥塗面 First Floor - Plaster Board Ceiling or Skim Coat** 一樓 石膏天花板或鬆灰泥塗面 Second Floor - Plaster Board Ceiling** 二樓 石膏天花板

SANITARY INSTALLATION 衛生設備	2 Storey Bungalow 雙層式別墅	2 Storey Semi-Detached 雙層式半獨立洋樓	2 Storey Terraced 雙層式排屋	3 Storey Terraced 三層式排屋
Ground Floor - 底樓				
Basin 洗手盆	1 no.	1 no.	1 no.	1 no.
Kitchen Sink 廚房洗碗盆	1 no.	1 no.	1 no.	1 no.
W. C. - Sitting 坐式廁盆	1 no.	1 no.	1 no.	1 no.
Showerhead 花灑	1 no.	1 no.	1 no.	1 no.
Water Tap 水龍頭	5 nos.	5 nos.	5 nos.	5 nos.
First Floor - 一樓				
Basin 洗手盆	3 nos.	2 nos.	2 nos.	2 nos.
W. C. - Sitting 坐式廁盆	3 nos.	2 nos.	2 nos.	2 nos.
Showerhead 花灑	3 nos.	2 nos.	2 nos.	2 nos.
Water Tap 水龍頭	6 nos.	4 nos.	4 nos.	4 nos.
Second Floor - 二樓				
Basin 洗手盆	-	-	-	2 nos.
W. C. - Sitting 坐式廁盆	-	-	-	2 nos.
Showerhead 花灑	-	-	-	2 nos.
Water Tap 水龍頭	-	-	-	4 nos.

ELECTRICAL INSTALLATION 電器設備	2 Storey Bungalow 雙層式別墅	2 Storey Semi-Detached 雙層式半獨立洋樓	2 Storey Terraced 雙層式排屋	3 Storey Terraced 三層式排屋
Ceiling Lighting Point 天花板燈光電源	23 nos.	17 nos.	16 nos.	25 nos.
Wall Lighting Point 牆壁燈光電源	8 nos.	9 nos.	8 nos.	8 nos.
Pillar Lighting Point 柱子燈光電源	1 no.	1 no.	1 no.	1 no.
13A Power Socket Point 十三安培插座	21 nos.	17 nos.	14 nos.	23 nos.
Ceiling Fan Point 天花板風扇電源	5 nos.	5 nos.	4 nos.	5 nos.
Telephone Point 電話插座	3 nos.	2 nos.	2 nos.	7 nos.
Water Heater Point 熱水電源	2 nos.	2 nos.	2 nos.	2 nos.
TV Point 電視插座	3 nos.	3 nos.	4 nos.	6 nos.
Door Bell Point 門鈴電源	1 no.	1 no.	1 no.	1 no.
Air-Cond Point 冷氣電源	5 nos.	4 nos.	2 nos.	3 nos.

FENCING & GATE 籬笆和欄門	2 Storey Bungalow 雙層式別墅	2 Storey Semi-Detached 雙層式半獨立洋樓	2 Storey Terraced 雙層式排屋	3 Storey Terraced 三層式排屋
Planter Box Fence 種植箱圍欄	✓	✓	✓	✓



Living in a private paradise doesn't mean the location must be isolated. BM highland offers you the just-right distance.

Yes you enjoy the luxury of serenity in BM highland, yet once you landed on Jalan Kulim, all daily necessities are within easy reach. Kulim Town is 4km away, BM town is 7km away, and landmark St Anne Church is 3 km to reach.

Shopping wise, Tesco Alma or Tesco Kulim is 5km away, while Jusco is 10km ahead. Other nearby amenities are SMK Machang Bubok, SK Machang Bubok, and SMK St Anne's Convent.

Serenity or convenience, who says you can't enjoy both?

The Perfect Mix of Serenity and Convenience 便交通利